

## 6 Purley Way

Croydon, CR0 3FJ

**Offers In Excess Of £240,000**

Welcome to Ikon House, a contemporary flat located on Purley Way in the vibrant area of Croydon. This top floor apartment, built in 2019, offers a modern living experience with a well designed layout that maximises space and comfort.

Vendors comments: "I've really loved my six years living here. Being on the top floor the views over Croydon and south London are something special, and the flat always feels bright and peaceful. The location couldn't be better — with both East + West Croydon stations just a stones throw away, getting into central London is quick and easy at any time of day or night. It's also convenient being able to walk to the high street in under 20 minutes for its shopping, pubs, bars and restaurants. It's been the perfect first home, offering both convenience and a real sense of comfort."

As you enter the property, you are greeted by a convenient entrance hall that leads into a bright and airy reception room. The open-plan kitchen is a standout feature, equipped with modern appliances and ample storage, making it perfect for both cooking and entertaining. The living area is designed to be both functional and inviting, with direct access to a lovely balcony that provides a delightful outdoor space to relax and enjoy the fresh air.

The apartment boasts one spacious double bedroom, which also offers access to the balcony, allowing for a seamless flow between indoor and outdoor living. The bathroom is stylishly appointed, providing a comfortable and private retreat.

Residents of Ikon House benefit from a lift, ensuring easy access to the top floor. The property is ideally situated, with local amenities and transport links within easy reach, making it a perfect choice for professionals or couples seeking a

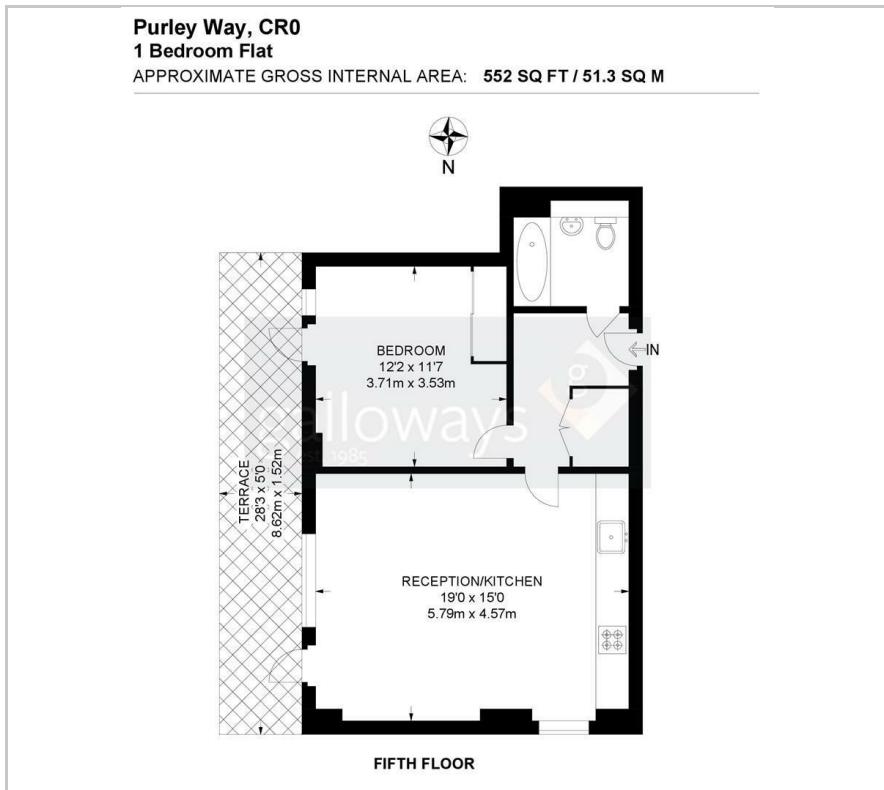
- MODERN TOP FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- BUILT-IN WARDROBES
- OPEN PLAN KITCHEN
- BALCONY ACCESS FROM LIVING AREA & BEDROOM
- BUILDING FEATURES A LIFT FOR EASY ACCESS
- MODERN BATH & SHOWER ROOM
- 9 MINUTE WALK TO AMPERE WAY TRAM STOP
- 24 MINUTE WALK TO WEST CROYDON STATION
- (ALL WALKING DISTANCES ARE ESTIMATED VIA GOOGLE MAPS)

### Viewing

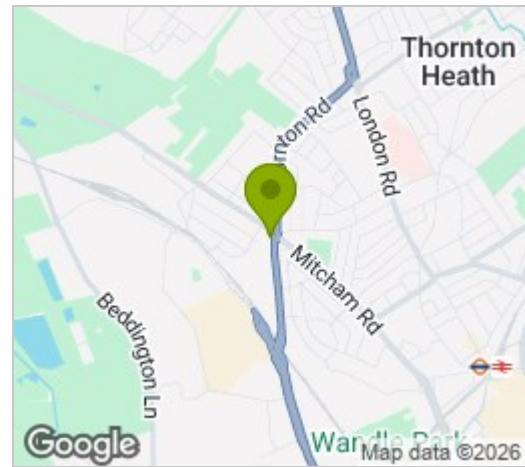
Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80	80
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	



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